

**City of Cleveland and Cleveland Metropolitan School District
Request for Qualifications for the Adaptive Reuse and Redevelopment of Surplus Cleveland Metropolitan
School District Sites**

Evaluation Committee Scoring Criteria; Total = 100 points

Executive Summary

On a scale of 1 to 5 with “1” being “not at all”, “3” being “somewhat” and “5” being “absolutely”, please rate the following statements for each proposal.

- *Clear, concise project overview and clearly presents offer price for site*
- *Inspirational visual rendering(s) or site plans of proposed idea*
- *Engaging narrative describing team’s interest in redevelopment of site*

Project Description

On a scale of 1 to 5 with “1” being “not at all”, “3” being “somewhat” and “5” being “absolutely”, please rate the following statements for each proposal.

- *Proposed idea clearly describes uniqueness of project and desirability for use of site*
- *Proposed idea is of high quality and can serve nearby neighborhoods and/or contribute to neighborhood revitalization*
- *Understanding of zoning implications (conform or need variances)*
- *Proposed idea conforms to current neighborhood plan(s)*
- *Proposed idea integrates sustainable development techniques and goals for certifications*

Project Team

On a scale of 1 to 5 with “1” being “not at all”, “3” being “somewhat” and “5” being “absolutely”, please rate the following statements for each proposal.

- *Team includes professionals with experience completing similar projects*
- *Qualifications of team members are clearly outlined*
- *Organizational chart clearly outlines responsibilities and Team's legal structure*
- *References are clearly stated and relevant for the proposed concept*

Project Financial Information

On a scale of 1 to 5 with “1” being “not at all”, “3” being “somewhat” and “5” being “absolutely”, please rate the following statements for each proposal.

- *Project Concept Proforma is thoughtful, comprehensive and clearly presented in a "Sources and Uses Budget"*
- *Project Team has demonstrated capacity securing lines of credit, construction and permanent mortgage financing for projects of this scale and complexity*
- *Project Team has experience securing other sources of funds outlined in the Proforma including, but not limited to, Historic Tax Credits, Low Income Housing Tax Credits (LIHTC), New Market Tax Credits, HOME Funds and/or other subsidies such as tax abatement*

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Relevant Project Experience

On a scale of 1 to 5 with “1” being “not at all”, “3” being “somewhat” and “5” being “absolutely”, please rate the following statements for each proposal.

- *Provides up to 3 relevant examples of completed projects that demonstrate experience with adaptive reuse, rehabilitation of historic buildings (with or without vacant land), in-fill new development and/or phased development projects*
- *Demonstrated ability to navigate environmental, technical, political and financial obstacles that may arise during the development process*
- *Demonstrated experience working with community stakeholders and facilitating community engagement*
- *Demonstrated commitment to diversity and inclusion*

Proposed Challenges and Solutions

On a scale of 1 to 5 with “1” being “not at all”, “3” being “somewhat” and “5” being “absolutely”, please rate the following statements for each proposal.

- *Proposal summarizes project challenges and provides solutions to address challenges*

Evaluation Team Members	
Cleveland Metropolitan School District	
Karen Thompson	Chief of Staff
Patrick Zohn, Esq.	Chief Operating Officer
Michael Houser	Policy and Legislative Liaison
Tracy Hill	Executive Director, Family and Community Engagement
Leo Serrano	Executive Director, Institutional Advancement
Mark Horton	Consultant, Real Estate Advisory Services
Patti Choby	Consultant, Operations Asset Management/Performance Management/Planning
David Riley, Esq.	Real Estate Counsel
City of Cleveland	
Edward Rybka, Esq.	Chief of Regional Development
James Greene	Commissioner of Neighborhood Development
Trudy Andrzejewski	Assistant to the Mayor, Regional Development
Monyka Price, Ph.D.	Chief of Education
James DeRosa, Esq.	Commissioner of Real Estate, MOCAP
Briana Butler	Manager, Mayor’s Neighborhood Transformation Initiative
City of Cleveland – Site Specific Team Members to evaluate proposals in their Districts and/or if Landmarked	
Karl Brunjes	Assistant Director, Landmarks Commission: Willson
Marka Fields	Chief City Planner; District Planner: Paul Revere, Mount Pleasant site
Kim Scott	District Planner: Willson, Case
Nickol Calhoun	District Planner: Fullerton, Giddings site